

Project Description

Riverwalk Square as currently envisioned will consist of approximately 215 condominium units and amenities totaling approximately 338,000 gross square feet of building area, and 431 parking spaces in a below-grade structure, built in two phases. Other improvements will include several amenity structures including three swimming pools and various opportunities for bar/dining establishments. Abundant landscaping will be provided throughout the development, including many large trees and other significant planting areas made possible by blockouts in the parking garage below.

The overall program intent is to create a new vibrant live/work neighborhood in downtown Scottsdale. By designing highly flexible ground floor units, it is hoped that there will be a mix of small retail/commercial space among the residential units.

Phase 1 Description

The design of Phase 1 will set the tone for the future phases with high-quality design. Phase 1 will consist of 100 condominium units, ranging from 800sf to 2300sf, each with ample outdoor living space. The units are divided up among six primary buildings, each either four or five stories in height. All vehicular circulation is concentrated along a two-way access drive with main street type parallel parking on each side and entered from the north edge of the site culminating at the heart of the site in a circular court shared by automobiles and pedestrians and exits at the west edge. A two-way road along the north edge of the site will provide access to the Phase 1 underground parking garage. Two residential swimming pools and associated gardens are included in Phase 1.

Trash chutes have been provided on each floor of each vertical circulation core to convey residents' trash to the parking garage level where compactors are located. Compacted trash will be moved via maintenance tractors to mechanically conditioned enclosures at Plaza level on scheduled trash pickup days for access by city trash trucks. Recycling bins have been located in each trash chute room to be collected by maintenance and moved to large recycling tubs at the garage level.

Design Intent

The utmost responsibility of the design team has been to respond to the desert climate with appropriate form, details and orientation. We have also strived to provide outdoor living opportunities for each and every homeowner as well as for the development as a whole. The design concept includes "passive" solar strategies, including the use of thermal mass and deep overhangs. "Active" strategies including the use of photovoltaic panels for producing electricity or hot water are also being considered at this phase, and should be defined before completing design development.

The design takes a large program and breaks it into manageable, human-scaled pieces, providing the feeling of an urban neighborhood, with a great deal of variety of scale and details. Throughout the development abundant landscaping and water features are provided. The parking garage lid has been designed to provide for deep planting beds, allowing for substantial planting at plaza level. The intent is to completely hide the fact that there is a below-grade parking structure throughout.

Finally, the overall architectural expression is derived from a response to the desert climate. Insulated concrete block walls protect the interior environments from the heat by wrapping each unit with a thermal mass "jacket." The thermal mass absorbs the heat of the day and slowly releases it during the cool nighttime. These block walls create deep pockets to protect glazing and retractable walls from direct sun, affording each resident the indoor/outdoor lifestyle that defines the Southwest. Materials have been selected that provide built-in protection against the elements, reducing maintenance costs while giving the project a rustic feel that is in-line with the desert context. Weathered steel guardrails, trellises and siding, exposed burnished concrete block and integral-colored stucco all provide a warm fine-grain finish without the need for high-maintenance coatings.

Special Project Features

Participation in the City of Scottsdale Green Building Program is being considered at this phase. The project goals are a good match with the checklist of requirements to attain an "Advanced" rating.

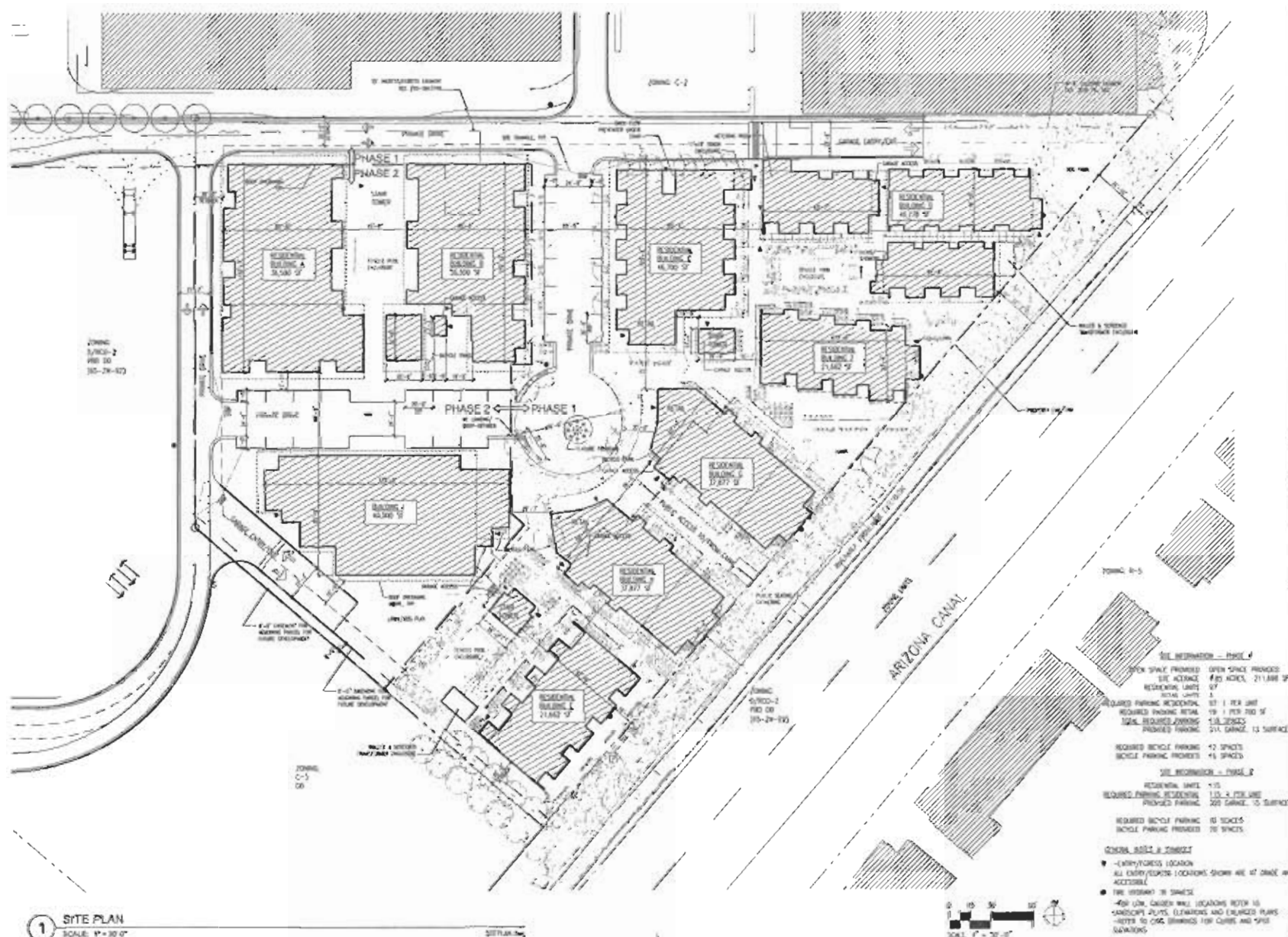
Several "green building" strategies have been incorporated into the design to lessen the impact on the environment and reduce operating and maintenance costs of the buildings.

At two locations in Phase 1 development towers provide several functions, including primary access from the garage to grade, vehicle emissions exhaust from the garage and as an evaporative cooling tower to provide cool air to primary exterior gathering spaces. The cooling tower technology is simple, based on towers throughout middle-eastern desert regions, and proven more recently in projects such as the Visitor Center at Zion National Park. The strategic placement will not only provide the multiple functions mentioned but will act as wayfinding features and a point of interest for the greater community.

"Amenities" buildings in Phase 1 include ground level space in Buildings C, G and H which can be used for retail/dining establishments. In addition, a passage courtyard links the canal walk two retail locations and the center of the project. A business center will be provided for the residents of the live/work lofts to use for meetings as well as for use by all residents for special events.

45-DR-2005

05/18/05



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RIVERWALK SQUARE
SCOTTSDALE ARIZONA

DESIGN REVIEW
BOARD

DATE	17 MAY 2003
SOURCE	SI
CHILDREN	NI
W/IN PROSECUT	SI
CASE FILE	SI - 100

SITE PLAN



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**RIVERWALK SQUARE
SCOTTSDALE ARIZONA**

**DESIGN REVIEW
BOARD**

DATE	05/18/05
DESIGNER	FLORA & ASSOCIATES
CLIENT	FLORA & ASSOCIATES
CAD FILE	45-DR-2005

**CONCEPTUAL
LANDSCAPE
PLAN**

PLANT LEGEND

SYM SPECIES SIZE

TREES

DATE SPECIES SIZE

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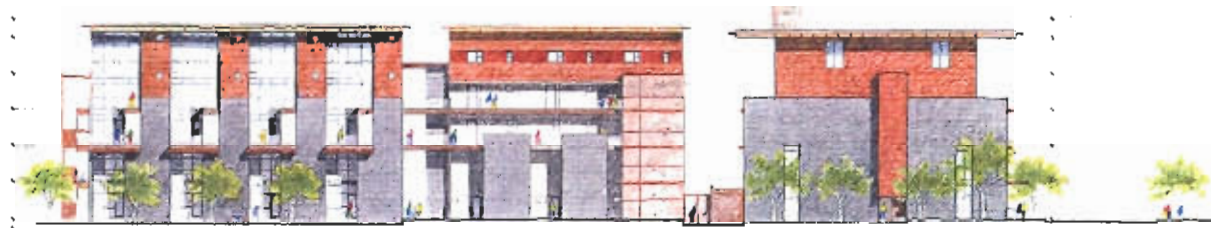
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CANAL ELEVATION

RIVERWALK SQUARE

MAY 17, 2005

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